



**Zoning & Platting Commission
November 19, 2013 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Betty Baker – Chair
Cynthia Banks – Secretary
Sean Compton
Rahm McDaniel

Jason Meeker – Assist. Secretary
Gabriel Rojas - Parliamentarian
Patricia Seeger – Vice-Chair

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from November 5, 2013.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2013-0109 - Riverplace Center**
Location: 10817 FM 2222 Road, Bull Creek/Panther Hollow Watersheds
Owner/Applicant: Capella Commercial-Riverplace, L.L.C. (Todd Dailey)
Agent: Jones & Carter, Inc. (Darren Webber)
Request: GR & LO to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

- 2. Rezoning:** **C814-88-0001.10 - Canyons @ Rob Roy Rezoning**
Location: 800 North Capital of Texas Highway, Bee Creek Watershed
Owner/Applicant: Brandywine Acquisition Partners, LP (Ralph Bistline)
Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)
Request: PUD to PUD, in order to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

- 3. Restrictive Covenant Amendment:** **C814-88-0001(RCA) - Canyons @ Rob Roy Rezoning**
Location: 800 North Capital of Texas Highway, Bee Creek Watershed
Owner/Applicant: Brandywine Acquisition Partners, LP (Ralph Bistline)
Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)
Request: To amend the existing restrictive covenant to change land uses
Staff Rec.: **Recommended**
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

- 4. Hill Country Roadway Site Plan & Waiver: SPC-2013-0049C - Big Red Express Car Wash**
- Location: 11213 FM 2222, Panther Hollow Watershed
 Owner/Applicant: Big Red Express Car Wash (Thomas Sesny)
 Agent: Frie Planning, Development & Construction (Ross Frie)
 Request: Request approval of a Hill Country Roadway Site Plan. Waiver: 1) LDC Section 25-2-1024 to permit a reduction in the Hill Country Roadway vegetative buffer requirements.
- Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 974-2788, christine.barton-holmes@austintexas.gov;
 Planning and Development Review Department
- 5. Site Plan - Environmental Variance only: SP-2013-0301D - APAC Texas-Buck**
- Location: 4220 Buck Lane, Colorado River Watershed
 Owner/Applicant: APAC Texas Inc. (Troy Carter)
 Agent: Murfee Engineering (Ronee Gilbert)
 Request: Approval of a variance to LDC Section 25-8-392, to allow construction in the Critical Water Quality Zone (CWQZ).
- Staff Rec.: **Recommended**
 Staff: James Dymkowski, 512-974-2707, james.dymkowski@austintexas.gov;
 Planning and Development Review Department
- 6. Conditional Use Permit: SP-2013-0154C - Avana Amenity Center**
- Location: 6610 Trissino Drive, Slaughter Creek Watershed-Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas, Inc. (Jay Byler)
 Agent: LJA Engineering & Surveying, Inc. (John Clark)
 Request: Approve a conditional use permit for a community recreation (private) use in SF-2 district zoning
- Staff Rec.: **Recommended**
 Staff: Amanda Couch, 512-974-2881, amanda.couch@austintexas.gov;
 Planning and Development Review Department

- 7. Preliminary Plan: C8-2013-0058 - Fort Dessau Preliminary Plan**
 Location: 13826 Dessau Road, Harris Branch Watershed
 Owner/Applicant: John Fish
 Agent: DR Horton (Kevin Pape)
 Request: The proposed preliminary plan is a request to subdivide 167 lots from a 145.42 acre tract.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department
- 8. Preliminary Plan: C8J-2013-0089 - McCormick Ranch on Lake Austin**
 Location: Selma Hughes Park Road, Lake Austin Watershed
 Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)
 Agent: Texas Engineering Solutions (Connor Overby)
 Request: Approval of McCormick Ranch on Lake Austin composed of 148 lots on 211.58 acres.
 Staff Rec.: **Recommendation pending**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 9. Final Plat; Previously Unplatted: C8J-2013-0199.0A - Pecan Settlement**
 Location: 9515 Hergotz Lane, Colorado River Watershed
 Owner/Applicant: Brenton Johnson
 Agent: Hector Avila
 Request: Approval of the Pecan Settlement composed of 4 lots on 4.31 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final Plat; Resubdivision: C8-2013-0193.0A - SPM Block A Lot 28; Resubdivision**
 Location: 801 Taft Lane, Slaughter Creek Watershed
 Owner/Applicant: SP Meadows West, Ltd (Daniel Frey)
 Agent: Cunningham-Allen, Inc. (Rafael Beckmann)
 Request: Approval of the SPM Block A Lot 28; Resubdivision composed of 2 lots on 14.942 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

E. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.